

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



## THE OLD RECTORY BURYTHORPE, MALTON, YORKSHIRE, YO17 9LJ

An impressive former Rectory situated in a desirable Wolds village

Entrance Hall

Breakfast Kitchen

Attic Rooms

Sitting Room

Conservatory

Garden

Snug

Boot Room

Views

Dining Room

5 Bedrooms

Double Garage

Study

3 Bathrooms

Potential to purchase land and cottage

**PRICE GUIDE £695,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**www.rounthwaite-woodhead.co.uk**

## Description

The Old Rectory is situated at the heart of the village with views to the south east towards Birdsall Brow. Constructed of brick under a slate roof the Rectory provides spacious accommodation on 3 floors with 3 reception rooms to the ground floor, a breakfast kitchen opening to the conservatory and 5 bedrooms at first floor level with 3 bathrooms and potential for further bedrooms within the attic rooms. There are many fine interior features with a pitch pine staircase and doors, timber flooring, moulded cornices and period fireplaces to name a few. The external appearance is impressive with a double gable to the western elevation and attractive stone clover leaf features and stone lintels and mullions. The garden is principally to the south sheltered by a mature Beech trees.

Burythorpe is a desirable popular village to the west of the Wolds amid typical rolling farmland and wooded countryside. The town of Malton is approximately 5 miles to the north west where an excellent range of amenities are available including a railway station with links to the Intercity service at York. Primary schooling is available in the adjacent village of Leavening Secondary schooling in Malton and Norton. There are numerous recreational pursuits available in the area and walks over public footpaths and bridleways.

\*In addition to The Old Rectory an adjacent Cottage, Swimming Pool, Building Plot (with planning consent) and 14 acres of grassland could be acquired at separate valuation.

## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating .

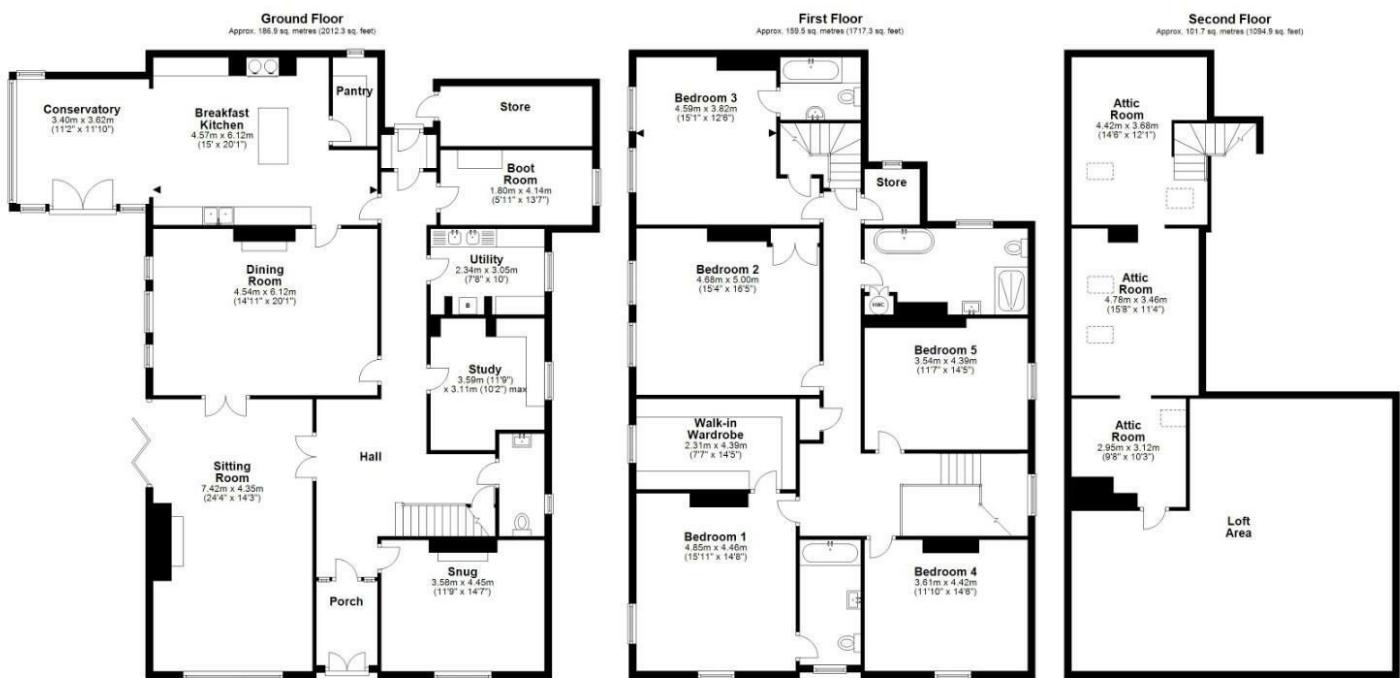
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax Band: F.



# Accommodation



Total area: approx. 448.2 sq. metres (4824.5 sq. feet)  
The Old Rectory, Burythorpe

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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